

UNOFFICIAL COPY

25962151

Lidney H. Olson

Tr Form 2

WARRANTY DEED IN TRUST

ADDRESS OF GRANTEE
50 NORTH BROCKWAY
PALATINE, ILLINOIS 60067

1301 AUG -7 PM 12:39

25962151

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor JAMES WAYNE CHILDS, a bachelor

of the County of St. Louis and State of Missouri for and in consideration of TEN AND NO/100 - - - - - Dollars, and other good and valuable considerations in hand paid, Convey S and warrant S unto PALATINE NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 2nd day of June 1981, known as Trust Number 3648, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 29 (except the South 17 feet thereof) and all of Lot 29 in Block 2 in L. E. Crandall's Jefferson Subdivision being a subdivision of that part of the west half of the north east quarter of Section 8, Township 40 North, Range 13, East of the Third Principal Meridian, lying between Norwood Park Avenue and Milwaukee Avenue (except 70/100 acres south of and adjoining Block 1) in Cook County, Illinois

Subject to real estate taxes for 1980 and subsequent years and to covenants, easements, restrictions and conditions of record.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase to sell or on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to partition or to exchange said property, or any part thereof, in or about or agreement appurtenant to said premises, or any part thereof, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about or agreement appurtenant to said premises, or any part thereof, to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, term, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and funding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successor in trust, that such successor or successor in trust has been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition", or any limitation, or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives S and releases S any and all right or rights under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale or execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 22nd day of June, 1981.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX (Seal) DEPT OF REVENUE AUG 781 84.00 (Seal) 10.00

State of Illinois ss I. Francis J. Kortas a Notary Public in and for County of Cook said County, in the state aforesaid, do hereby certify that JAMES WAYNE CHILDS, a bachelor

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 5th day of August, 1981

My commission expires Feb. 8, 1982 Notary Public

Mailed to PALATINE NATIONAL BANK 50 North Brockway Palatine, Illinois 60067 JIF T6

5465 N. Mason Ave. BOX 533 For information only insert street address of above described property.

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CANCELLED 21- STATISTICAL RECORDS DEPARTMENT OF REVENUE CHICAGO, ILL. AUG 7 1981 C.T.I. 25962151

END OF RECORDED DOCUMENT